

055.0

0002

0031.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
727,000 / 727,000

APPRAISED:

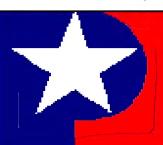
727,000 / 727,000

USE VALUE:

727,000 / 727,000

ASSESSED:

727,000 / 727,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
54-56		DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FARRELL DANIEL/J/TRUSTEE	
Owner 2: MARINO MARY F/T/TRUSTEE	
Owner 3: 52-56 DUDLEY STREET REALTY TR	

Street 1: 52 DUDLEY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: FARRELL JUNE/EDWARD/DANIEL -

Owner 2: FARRELL DAVID/MARINO MARY -

Street 1: PO BOX 244

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,122 Sq. Ft. of land mainly classified as Two Family with a Multi- TnhS Building built about 1850, having primarily Wood Shingle Exterior and 2304 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6122		Sq. Ft.	Site		0	70.	0.94	11			Easemen	-5					401,434						401,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										36972
										GIS Ref
										GIS Ref
										Insp Date
										10/04/18

PREVIOUS ASSESSMENT

Parcel ID 055.0-0002-0031.A										Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2020	104	FV	325,600	0	6,122.	401,400	727,000	727,000	Year End Roll	12/18/2019
2019	104	FV	296,400	0	6,122.	401,400	697,800	697,800	Year End Roll	1/3/2019
2018	104	FV	296,400	0	6,122.	269,500	565,900	565,900	Year End Roll	12/20/2017
2017	104	FV	277,600	0	6,122.	258,100	535,700	535,700	Year End Roll	1/3/2017
2016	104	FV	277,600	0	6,122.	235,100	512,700	512,700	Year End	1/4/2016
2015	104	FV	230,600	0	6,122.	189,200	419,800	419,800	Year End Roll	12/11/2014
2014	104	FV	230,600	0	6,122.	169,200	399,800	399,800	Year End Roll	12/16/2013
2013	104	FV	240,000	0	6,122.	160,600	400,600	400,600		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
FARRELL JUNE/ED	69108-309		4/6/2017	Convenience		10	No	No					
NIGRO SAMUEL J	39298-167		5/23/2003	Family		1	No	No					
NIGRO SAMUEL/ET	26462-111		7/1/1996			1	No	No	F				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/4/2018		MEAS&NOTICE							PH			Patrick H
5/12/2009		Measured							197			PATRIOT
2/3/2000		Inspected							276			PATRIOT
1/13/2000		Mailer Sent										
1/6/2000		Measured							277			PATRIOT
1/1/1982									AM			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

